



PohlmanUSA®
Court Reporting and
Litigation Services

Planning & Zoning Meeting

June 22, 2023

Jefferson County, Missouri

JEFFERSON COUNTY, MISSOURI
PLANNING AND ZONING COMMISSION
MEETING AND PUBLIC HEARING

June 22, 2023

6:30 P.M.

Jennifer M. Jett, CCR
MISSOURI CCR NUMBER: 634

1	E X H I B I T S		
2			
3	Exhibits	Description	Identified
4	Exhibit A	Official Master Plan for Jefferson County, Missouri	Page 11
5	Exhibit B	Jefferson County Code of Ordinances - Chapter 400 Unified Development Order	Page 11
6	Exhibit C	Planning Division Staff Report and Respective Case File	Page 11
7			
8			
9			
10			
11			
12	[Exhibits retained by Counsel.]		
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

1 JEFFERSON COUNTY PLANNING AND ZONING
2 COMMISSION MEETING AND PUBLIC HEARING, June 22, 2023,
3 between the hours of 6:30 in the evening and 7:13 in
4 the evening of that day, at the Jefferson County
5 Administration Center, 729 Maple Street, Hillsboro,
6 Missouri 63050, before Jennifer M. Jett, MO-CCR.

7

8

9 A P P E A R A N C E S

10

11 PLANNING AND ZONING COMMISSION:

12 Larry Adkins
13 Jessie Scherrer
14 Greg Bowers
15 Johnathan Sparks
16 Mike Huskey

17

18 PLANNING DIVISION STAFF:

19 Dennis J. Kehm, Jr.
20 Josh Jump
21 Rachel Krispin
22 Elaine Roesch

23

24 COUNTY COUNSELOR:

25 Jason Cordes
26 Jalesia "Jasha" Kuenzel

27

28

29

30

31

32

33

34

35

1 IT IS HEREBY STIPULATED AND AGREED by and
2 between the parties, that this meeting may be taken in
3 shorthand by Jennifer M. Jett, a Certified Court
4 Reporter, and afterwards transcribed into typewriting.

5 -----

6 COMMISSIONER BOWERS: Ladies and gentlemen,
7 this evening's activities represent a public hearing
8 before the Planning and Zoning Commission. This
9 public hearing is designed to allow citizens and other
10 interested parties to provide the Commission and,
11 ultimately, the County Council with information,
12 comments, testimony, and evidence to assist the
13 Commission in making a more-informed decision relative
14 to applications before it and for making
15 recommendation to the council on these applications.

16 Each individual wishing to address the
17 Commission on a specific application must complete an
18 oath form. These forms are located in the front of
19 the room. It is important that the speaker place the
20 agenda item number on this form so that an accurate
21 record -- record can be maintained. You're also
22 required to print your name and address and sign this
23 form.

24 When the chairman asks if anyone in
25 attendance wishing to speak on a specific application,

1 those wishing to provide comments are required to come
2 forward, provide their name and address, and address
3 their comments to the Planning and Zoning Commission.
4 It is important to remember that the members of the
5 Planning and Zoning Commission will make a decision on
6 each application and you should direct all comments to
7 the Commission. Responding to the audience both
8 wastes time and may reduce the impact of your
9 statement.

10 Members of the Planning and Zoning
11 Commission may question any speaker. This Commission
12 will not tolerate verbal outbursts or disruptions from
13 the audience, nor will this Commission tolerate verbal
14 or abusive attacks directed at county staff.

15 The structure of this meeting is as
16 follows:

17 The chairman will introduce each project by
18 name and number and then will direct the staff of the
19 Planning Division to present the application. The
20 staff representative will then present a brief
21 overview of the application. The Commission may
22 question the staff relative to the project.

23 The chairman will then call the petitioner,
24 the party that submitted the application. The
25 petitioner may call additional individuals, generally

1 supporting consultants, and is allowed a five-minute
2 uninterrupted period of presentation of facts
3 surrounding the application. After completion of the
4 presentation of the application, the members of the
5 Commission may ask questions of the petitioner
6 relative to the application. There is no time limit
7 for the questions.

8 After all questions of the Commission have
9 been heard, the chairman will then ask for any
10 citizens wishing to address the Commission who are in
11 favor of the application. There will be a total of
12 five minutes allocated for public comment in favor of
13 the application. The Commission may ask questions of
14 any speaker. The time used for the speakers to answer
15 the questions will not be subtracted from the five
16 minutes.

17 After all questions of the Commission have
18 been heard, the chairman will ask for any citizens
19 wishing to address the Commission who are opposed to
20 this application. There will be a total of
21 fifteen minutes allocated for public comment in
22 opposition to the application. No speaker will speak
23 more -- can speak more than three minutes. The
24 Commission may question any speaker. The time used
25 for the speakers to answer our questions will not be

1 subtracted from the fifteen minutes.

2 Because time is limited, we strongly
3 recommend that speakers be prepared and know the facts
4 regarding the application. We recommend that you
5 avoid repetition. If you are part of a larger group,
6 we suggest that you designate a spokesperson to
7 provide comments for the group. The speaker may
8 acknowledge that he or she represents a larger group.
9 This will be the sole public hearing before a public
10 body regarding the application.

11 The petitioner will then have five minutes
12 to respond to issues raised during the comment period.
13 The Commission may further question the petitioner.
14 Time used to respond to questions from the Commission
15 will not count against the time allocation.

16 After the closure of the comment period,
17 the Commission will then deliberate on the
18 application. The Commission may direct additional
19 questions to the staff or it may direct -- proceed
20 directly to consider the application. Decisions of
21 the Planning and Zoning Commission will be forwarded
22 to the County Council for final action. Final action
23 of the County Council will generally take the form of
24 an ordinance approving the application or a resolution
25 denying the application. In most instances, there

1 will be no further public hearing before the County
2 Council.

3 I call this meeting to order.

4 Madam Secretary, would you please take
5 roll?

6 MS. ROESCH: Danny Tuggle.

7 Greg Bowers.

8 COMMISSIONER BOWERS: Here.

9 MS. ROESCH: Johnathan Sparks.

10 COMMISSIONER SPARKS: Here.

11 MS. ROESCH: Larry Adkins.

12 COMMISSIONER ADKINS: Here.

13 MS. ROESCH: Chris Hastings.

14 Jessie Scherrer.

15 COMMISSIONER SCHERRER: Here.

16 MS. ROESCH: Tim Dugan.

17 Mike Huskey.

18 COMMISSIONER HUSKEY: Here.

19 MS. ROESCH: We have a quorum.

20 COMMISSIONER BOWERS: Thank you.

21 Are there any changes to the agenda?

22 If not, I'll entertain a motion.

23 COMMISSIONER SCHERRER: I make a motion
24 that we approve the agenda as printed.

25 COMMISSIONER HUSKEY: Second.

1 COMMISSIONER BOWERS: I have a motion made
2 by Commissioner Scherrer to approve the agenda;
3 seconded by Commissioner Huskey.

4 All those in favor, say aye.

5 COMMISSION: Aye.

6 COMMISSIONER BOWERS: Opposed?

7 Passes unanimous.

8 Are there any changes to the minutes?

9 COMMISSIONER SCHERRER: I believe there is
10 one, Chairman, down towards the bottom where it says
11 motion for approval is carried five to zero with one
12 abstention (sic); I believe that should be six to
13 zero with one abstention. Is that correct?

14 COMMISSIONER BOWERS: That is correct.

15 Please make -- please make the note.

16 COMMISSIONER SCHERRER: I make a motion
17 that the approval of the minutes for June 8, 2023, be
18 approved with the correction.

19 COMMISSIONER ADKINS: Second.

20 COMMISSIONER BOWERS: I have a motion to
21 approve the minutes with the correction by
22 Commissioner Scherrer; seconded by Commissioner
23 Adkins.

24 All those in favor, say aye.

25 COMMISSION: Aye.

1 COMMISSIONER BOWERS: Opposed?

2 Passes unanimous.

3 Swearing in of the witnesses.

4 MR. KEHM: Good evening, everyone. Once
5 again, thank you for coming to the meeting tonight.

6 As I mentioned earlier, if you are going to
7 be speaking, your testimony actually becomes a part of
8 the record of the case that you're going to be
9 speaking on; therefore, your testimony needs to be
10 sworn. Rather than swear people in like you might see
11 on TV or in court one at time, we do it all at once to
12 speed up a little bit.

13 So if you are going to speak tonight,
14 you're thinking about speaking, you have any idea that
15 you might want to speak on any of the -- on either of
16 the two cases, please go ahead and stand up right now,
17 raise your right hand and the secretary here will
18 swear you in.

19 [Witnesses sworn by Secretary Roesch.]

20 MR. KEHM: Thank you very much. Have a
21 seat, if you don't mind. Again, when you do come up,
22 the chair will recognize you. Hand your speaker slip
23 to one of these two gentlemen or folks, right here.
24 Approach the podium, state your name, state your
25 address, state that you have been sworn in, and then

1 you can begin your remarks to the Commission.

2 COMMISSIONER BOWERS: Thank you, sir.

3 Introduction of evidence.

4 MR. KEHM: Members of the Planning and
5 Zoning Commission, the county would ask that the
6 following exhibits be entered into the record for the
7 two cases to be heard by you this evening. Those
8 exhibits are Exhibit A, the Official Master Plan of
9 Jefferson County, Missouri, adopted on August the 6th,
10 2003, and made effective on April the 2nd, 2008.
11 Exhibit B, the Code of Ordinances of Jefferson County,
12 specifically Chapter 400, that would be the Unified
13 Development Order, and that was adopted on April the
14 2nd, 2008, and has been amended a number of times
15 since then. And, finally, Exhibit C, which consists
16 of the Planning Division staff reports with their
17 respective case files for the two cases to be heard by
18 you tonight.

19 COMMISSIONER BOWERS: Thank you, sir.

20 I will entertain a motion to introduce the
21 evidence.

22 COMMISSIONER ADKINS: Motion to approve the
23 evidence.

24 COMMISSIONER SCHERRER: I second it.

25 COMMISSIONER BOWERS: I have a motion made

1 by Commissioner Adkins to introduce the evidence;
2 seconded by Commissioner Scherrer.

3 All those in favor, say aye.

4 COMMISSION: Aye.

5 COMMISSIONER BOWERS: Opposed?

6 Passes unanimous.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 COMMISSIONER BOWERS: Under new business,
2 Considerations: P -- PC23015, request for a revised
3 development plan for Piros Signs located at 1818 Old
4 State Road -- Road M, Barnhart, in Imperial Township.

5 And, Ms. Krispin.

6 MS. KRISPIN: Thank you.

7 This is PC23015. The petitioner is
8 requesting approval of a revised development plan for
9 Piros Signs.

10 The subject property is located at 1818
11 State Road M in Barnhart. The property is roughly
12 4.85 acres in size and is zoned planned commercial. A
13 portion of the property is located within the floodway
14 and floodplain and no stream orders traverse the
15 property.

16 This is a look at the zoning map. The
17 subject property is outlined in black, zoned planned
18 commercial. To the north there is large lot
19 residential and planned mixed residential. That's the
20 site of the Stoney Pines Apartments that is being
21 developed right now. To the east is planned
22 commercial; that is Karsch's Grocery Store. And then
23 across M, PUD and CC2 and then to the west is
24 single-family residential R40.

25 This is a look at the topography map. The

1 red is the floodway and the blue and gold are the 100-
2 and 500-year floodplains.

3 Here are photos of the subject property.

4 The bottom two show in the rear of the existing
5 building. And then this is parking alongside the
6 existing building and then the front that fronts on
7 Old State Road M.

8 This is the submitted revised development
9 plan so here is the existing building to remain which
10 is 16,000 square feet, right here. There is a
11 proposed 12,000 square foot expansion to the building
12 to the rear; that is labeled as Expansion No. 1. And
13 then there are, also, future phases called out. There
14 is, roughly, a 12,000 square foot parking structure in
15 the kind of northeast or, I'm sorry, northwest corner
16 of the property; an additional 12,000 square foot
17 expansion to the front of the existing building as
18 well as a new parking lot to the rear of the first
19 expansion of the building; and then the existing
20 parking on the side of the building to remain.

21 And I also will point out there were no
22 modifications requested with this revised development
23 plan.

24 So for the analysis, the commercial
25 development has existed for numerous years without any

1 known issues. The applicant is seeking to expand upon
2 the commercial operation. The site is situated
3 between a MoDOT maintained roadway as well as a county
4 maintained roadway providing an appropriate location
5 for commercial development. The proposed use of a
6 sign manufacturer and revised development plan are in
7 accordance with the Jefferson County Master Plan.

8 The proposed building labeled Expansion
9 No. 1, which is directly rear of the existing
10 building, so, additionally, future parking areas are
11 in the rear of the property as well as the western
12 portion of the property. Where there is undeveloped
13 land adjoining the subject property, high-impact
14 screening will be required on the western property
15 line where the subject property adjoins residentially
16 zoned property.

17 In addition, there are no buffers labeled
18 on the development plan; however, a 20-foot buffer
19 must be maintained around the property except along
20 those property lines abutting nonresidential zoning
21 where a 10-foot buffer must be maintained.

22 There are proposed future phases as well.
23 These include a future parking phase, I'm sorry,
24 parking structure, parking lot, and an expansion to
25 the existing building labeled Expansion No. 2. It is

1 unclear as to the order of these phases or if they are
2 all part of the Phase 2. The proposed parking lot
3 contains 28 vehicle parking spaces. It is unclear if
4 the existing and proposed parking will meet the
5 appropriate number of spaces when Expansion No. 2
6 would be built, if approved. So because there were no
7 modifications requested, parking must meet the UDO
8 requirements for all phases.

9 Lastly, the development plan does not
10 impede the normal and orderly development and
11 improvement of the surrounding property given that the
12 property is already developed and the applicant is
13 seeking to expand upon the commercial use. Approval
14 of the proposed development would allow for a
15 development consistent with the stated intent of the
16 planned commercial zone district.

17 And for your consideration tonight, there
18 is a request for a revised development plan approval
19 for Piros Signs.

20 And I'll be happy to answer any questions.

21 COMMISSIONER BOWERS: Is there any
22 questions of staff?

23 COMMISSIONER SPARKS: I had one.

24 COMMISSIONER BOWERS: Okay. Go ahead.

25 COMMISSIONER SPARKS: I have just one quick

1 question. When you guys were on-site, were they --
2 were they currently compliant with ADA regulations for
3 their parking?

4 Did they have one space already?

5 I didn't see any.

6 MS. KRISPIN: To be honest, I did not look.

7 COMMISSIONER SPARKS: Okay.

8 MS. KRISPIN: So I'm not sure. That might
9 be a question for the applicant if they have --

10 COMMISSIONER SPARKS: Okay.

11 MS. KRISPIN: -- any ADA compliant.

12 COMMISSIONER SPARKS: Thank you.

13 COMMISSIONER BOWERS: So and per the report
14 then you're saying the proposed parking will meet if
15 all expansions are completed?

16 MS. KRISPIN: No, so not exactly what I was
17 saying. The future parking structure, I don't know
18 how many spaces are in there and with a conglomeration
19 of all of the proposed expansions I'm not sure with
20 that structure if all the parking will meet. So when
21 we get those details, if approved, they'll have to
22 meet the requirements of the UDO.

23 COMMISSIONER BOWERS: Thank you.

24 Any other questions of staff?

25 Is the petitioner present?

1 Please come forward. State your name, your
2 address and that you have been sworn. And just as a
3 reminder, you will have five minutes.

4 MR. BACON: Okay. My name is Steve Bacon.
5 I'm an architect. We worked on the drawings directly
6 with the -- with the owners of Piros Signs. My
7 address is 100 A Bailey Road in Crystal City,
8 Missouri, and I have been sworn in.

9 COMMISSIONER BOWERS: Thank you, sir.

10 MR. BACON: The -- the -- the requested
11 revision to the -- to the planned development is a
12 result of Piros Signs having grown quite a bit, taking
13 on lots more work. Their particular business is very
14 area intensive for the amount of work they do.
15 They're creating signs that requires lots of storage
16 space, equipment, manufacturing. And -- and they were
17 hoping to figure out or at least understand for the
18 future what is the maximum they could expand on their
19 site in the event things continue to improve business
20 wise for them as they have.

21 So this effort was just -- was -- was an
22 attempt to -- within the rules without needing a bunch
23 of modifications to help them get a handle on how much
24 space, production space they could create. And to the
25 degree there's any confusion about what -- what

1 happens when, I apologize for that. But it's also
2 true that -- that there's not a hard schedule for any
3 of this. This was something as a master plan we
4 wanted to get in place so that they knew they could
5 undertake any part of it whenever they were ready to.

6 It appears the most likely expansion would
7 be what's shown on AS-2 and is labeled "Expansion 1."
8 That would be a -- a manufacturing and storage area
9 that -- that would not require additional staff. And
10 so, for that reason, we proposed to that -- that
11 structure just to be added without any changes to the
12 -- to the parking plan itself.

13 The future parking structure at the
14 northwest corner, that is intended to be covered
15 parking area for their field vehicles. They have --
16 they have lots and lots of trucks servicing and
17 installing equipment and -- and it would be a great
18 benefit to them to at least have them covered to keep
19 them out of the weather. So that structure is
20 intended to cover their -- their work vehicles and not
21 accommodate anything in the way of parking.

22 And then -- then the final expansion that
23 -- that would be considered or the separate third
24 Expansion 2, if that were ever undertaken, that would
25 take place where all of the existing parking is now

1 and that's the reason for showing the new parking at
2 the rear or south. That parking would be taken --
3 would be constructed along with Expansion 2 when all
4 of the rest of the parking is displaced.

5 The -- the normal ratios of -- of parking
6 places per square foot for their particular industry
7 seem a little like they could be adjusted some. And
8 so as far as the ultimate parking plan, we've -- we've
9 tried to allow for more parking than they have now but
10 it would probably require a -- a -- some -- some
11 review with the department to come up with a parking
12 plan that would satisfy both parties, both the -- the
13 owners and -- and the county.

14 We tried to keep everything out of the
15 floodway. We do recognize there's some construction
16 within the floodplain and understand that anything
17 done in those areas would require coordination with
18 those rules as well.

19 Any questions?

20 COMMISSIONER BOWERS: Is there -- is there
21 any questions for this witness?

22 Any questions?

23 Thank you, sir. We may call you back.

24 MR. BACON: Thank you.

25 COMMISSIONER BOWERS: Is there anyone

1 wishing to speak in favor of this application?

2 Anyone wishing to speak in favor?

3 Anyone wishing to speak in opposition?

4 Anyone wishing to speak in opposition?

5 Is there anything else you'd like to add?

6 MR. BACON: Just -- just so that you know,
7 a representative of the owners Chris Brand is in
8 attendance. He hasn't spoken but he is here and he is
9 anxious to see what'll happen.

10 COMMISSIONER BOWERS: Discussion among
11 commissioners?

12 If not, I'll entertain a motion.

13 COMMISSIONER SCHERRER: This -- this is a
14 zone change, not a development plan or site plan?

15 I mean, this is just a zone change;
16 correct?

17 MS. KRISPIN: It's a revised development
18 plan. So and, technically, it's going from planned
19 commercial to planned commercial but it's the revised
20 development plan that's being heard.

21 COMMISSIONER BOWERS: Any other discussion?

22 I'll entertain a motion.

23 COMMISSIONER SCHERRER: I'll make a motion
24 that PC23015 be approved.

25 COMMISSIONER SPARKS: Second.

1 COMMISSIONER BOWERS: I have a motion made
2 by Commissioner Scherrer and it was seconded by
3 Commissioner -- Commissioner Sparks to approve
4 PC23015.

5 All those in favor, say aye.

6 COMMISSION: Aye.

7 COMMISSIONER BOWERS: Opposed?

8 Passes unanimous.

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 COMMISSIONER BOWERS: Next item: CU23017,
2 a request for a conditional use permit for a parcel
3 located at 800 Montebello Camp Road, Imperial, in
4 Windsor Township and Council District No. 4 for a
5 group home of persons with disabilities, hospice, or
6 special care in a single-family residential R20 zone
7 district and a single-family R40 zone district.

8 And then, Mr. Jump.

9 MR. JUMP: Thank you.

10 This is Application CU23017. The
11 petitioner's request is a conditional use permit for a
12 group home for persons with disabilities, hospice, or
13 special care in a split-zone single-family residential
14 R20 and R40 single-family residential.

15 A little bit -- little bit about the
16 subject property: It's currently zoned R20 and R40.
17 It is in Council District 4. It's in the primary
18 growth area. The suburban development plan is about
19 16.6 acres in size. The road that it accesses,
20 Montebello Camp Road, dead-ends at the property.

21 And then a little bit about this prop --
22 this property has a little bit of history both in
23 previously coming before this board in 2018 and then
24 as well as further history. It was owned at one point
25 by the Apostles of the Sacred Heart and it was used as

1 a boarding house for nuns. There was a large,
2 vacated, two-story residential structure that sat on
3 the property. Plan was approved in 2018 for a
4 conditional use permit to use the existing structure
5 for a group home. This project was going to be run by
6 a group called "The Covering House" who have operated
7 in the county for some time.

8 The subject property is surrounded by
9 residential zone districts to the north, south and
10 west. The eastern boundary bound line adjoins
11 properties owned by American Milling along the
12 Mississippi River.

13 A little bit more about the property: The
14 property is relatively flat in the develop --
15 developable area but has some pretty steep topography
16 as you go towards the American Milling property.
17 There's also a railroad that adjoins it as well.
18 There are no floodplain or stream order issues. There
19 is some existing vegetation and there -- but there are
20 unvegetated areas where the previous development had
21 occurred when the Apostles of Sacred Heart owned it.

22 And in additional comments: There was a
23 plan and conditional use permit approved by both the
24 Planning and Zoning Commission and County Council in
25 2018 to use the existing structure for a group home.

1 This is the zoning map. This is the piece
2 of property in question. The railroad. This is the
3 property owned by American Milling and the river's
4 over here. And then this is all of the property back
5 towards 67. This is all zoned single-family
6 residential. This is the Montebello Camp Road that
7 kind of comes into the property and 67's out this way
8 after you get onto Montebello Road. So it's -- it's
9 kind of tucked back away from a lot of things.

10 This is the topography map. As you can
11 kind of see, the -- the developable area, if you will,
12 is sort of relatively flat in comparison to where it
13 starts to really drop off towards the railroad and the
14 American Millings property.

15 So a little bit of background: The plan in
16 2018 was to use the existing structure for the
17 proposed use. The 2018 plan was approved by both
18 Planning and Zoning and the County Council. Historic
19 use of the property before the 2018 plan, it included
20 the home for nuns and a childcare facility which also
21 was approved on a CUP in 2008.

22 This is the submitted plan. I'm going to
23 kind of go through what's on both of these real quick,
24 a quick rundown. So on your left is sort of a diagram
25 of the internal layout. And then on your right is the

1 sort of overall site plan. It's a big site so it's
2 kind of hard to see but we'll kind of go through some
3 features of this. So to the west here is the parking
4 for the proposed development. There's 29 parking
5 spaces included, including two ADA spaces. There is,
6 also, an approved 20-foot drive aisle coming into the
7 property, a maintenance shed out here away from the
8 rest of the facility, and then the -- the facility
9 itself.

10 So this is the facility itself. The
11 internal layout includes just over -- 17,237 square
12 feet and it includes the following: Ten bedrooms and
13 then shared resident common spaces as well as several
14 offices and support staff functions. So the bedrooms
15 are kind of limited to these two wings and then you've
16 got your sort of office support and then a common area
17 kind of here in the middle as well as, you know,
18 kitchen, stuff like that, facilities to be used as
19 well.

20 So our analysis: The subject property is
21 split-zoned R20 single-family residential and R40
22 single-family residential and is 16.6 acres in size.
23 There was formerly a residential structure and two
24 accessory structures previously located on the
25 property. Most of the remaining portions of the

1 property are wooded. The property was previously
2 owned by the Apostles of the Sacred since 1969 and has
3 been used as a retreat center, a daycare center and as
4 a boarding house at various times since then.

5 The Covering House brought forward a
6 petition in 2018 to utilize the previous structures;
7 however, in the narrative submitted, the cost of
8 renovating the existing buildings was cost
9 prohibitive. The new project seeks to have a more
10 residential feel to the property and its style from
11 the elevation is included. Staff has incorporated
12 conditions so that would remain. The main structure
13 in the proposal is slightly larger but the overall
14 footprint including the auxiliary buildings in the
15 2018 petition is actually smaller than what was
16 proposed in 2018.

17 The property is intended to be used as a
18 residence and treatment center for exploited youth
19 through the organization known as The Covering House.
20 More specifically, The Covering House is proposing to
21 use the property as a location for exploited children
22 and youth to partake in a yearlong treatment program.
23 During the treatment program, the children and youth
24 will be home-schooled on the property.

25 The new proposal does intend to move --

1 does intend to move away from the existing structure,
2 layout, and parking. The scope of the project is, in
3 essence, unchanged from what was approved in 2018. It
4 is not anticipated that there will be any changes to
5 traffic conditions in (sic) from the subject property
6 and its previous uses adding little to no effect to
7 surrounding property owners.

8 The Covering House organization has been
9 operating for nearly a decade and the proposed
10 location at 800 Montebello Camp Road would be the
11 second location in Jefferson County for the
12 organization. The proposal and request of the
13 conditional use permit by The Covering House is being
14 pursued in an effort to address a need within the
15 county and the region.

16 The next set I'm going to show you some of
17 these elevations. This is the new sort of structures
18 that are proposed. It's kind of a sprawling,
19 ranch-style structure. And we've incorporated some
20 conditions in there that this is kind of what it needs
21 to stick with. I mean, obviously, materials, things
22 like that might change but this sort of style and
23 design fits well within the neighborhood and the
24 surrounding properties.

25 This -- so these -- we're going to go

1 through some photos real quick. These first photos
2 that you're going to see are the photos from the 2018
3 petition where they were going to use the old -- the
4 big house on the property and convert it into the -- a
5 group home. As you can kind of see from the photos,
6 this was kind of starting to get sort of rundown a
7 little bit and just showing its age a little bit, I
8 guess. So I think the cost to do that got too out of
9 control and then they switched to this new design that
10 you saw on the previous slides. So I wanted to give
11 you some kind of representation of what was there
12 previously and what was looked at in 2018.

13 These next slides are from the current
14 site. The first slide is the road coming in and,
15 also, this bottom one here, as well, is the road going
16 into the property. This is going out. This is
17 Montebello Camp Road. This is after it dead-ends on
18 the property. These two -- it's sort of overgrown
19 right now, undeveloped. I believe they've torn the
20 two buildings down. We couldn't get on the site,
21 though, that day; it was gated. But from talking to
22 the petitioner, and they might be able to clarify
23 that, I believe they've torn a lot of the structures
24 down so far.

25 And then your last slide is sort of your

1 surrounding neighborhood. These are single-family
2 residential homes on fairly good sized lots and your
3 sort of roads coming in and out to give you some idea
4 of the -- the surrounding of the property.

5 And then for your consideration this
6 evening, it's a conditional use permit for a group
7 home for persons with disabilities, hospice, or
8 special care and a split-zone district R20
9 single-family residential and R40 single-family
10 residential.

11 And I'll be happy to take any questions.

12 COMMISSIONER BOWERS: Thank you. Are there
13 any questions of staff?

14 Any questions of staff?

15 Is the petitioner present?

16 Please come forward. Please state your
17 name, your address, and that you have been sworn.

18 MR. GLIDEWELL: Dan Glidewell.

19 COMMISSIONER BOWERS: And as a reminder,
20 you will have five minutes.

21 MR. GLIDEWELL: Great. Dan Glidewell, I --
22 we're the general contractor working with the client
23 and our address is 2060 Craigshire Road, St. Louis,
24 Missouri, 63146. And I have been sworn in.

25 COMMISSIONER BOWERS: Thank you.

1 MR. GLIDEWELL: So thank you for the time
2 tonight. This is a great project for a great group.
3 The existing building, when we were brought in to look
4 at this, the original plan was to renovate the
5 structure but, upon getting into it further, it's on a
6 crawl space, on an old stone foundation, no floors are
7 level. The plan called for adding stair towers to get
8 to the second floor, an elevator shaft, lots of things
9 that were just very cost prohibitive and not a good
10 expense of their money.

11 We found there were cisterns underneath the
12 building so it was -- it was really falling apart and
13 in poor structure. So there was also an existing pool
14 house there and pool that hadn't been serviced in
15 years and that was all caving in on itself. So all of
16 the structures and an existing garage that was coming
17 down all have been taken down and graded.

18 So with the new project we're looking at
19 doing, it's much more energy efficient for the client
20 to operate. It fits on the property a lot better.
21 The existing two-story structure sat right on top of
22 that hill. This is more off to the north, settled
23 more back into the woods so you're really not going to
24 see it from the street as much. We're a good distance
25 away, like it was discussed, Montebello Camp Road ends

1 at their property. So this on 16 acres and it's
2 tucked back in the woods.

3 It's going to have stone. It's going to
4 have siding. Everything done first rate in a much
5 more economical for the client. Part of it, the front
6 part of the X is going to be a slab on grade. The
7 back part is going to have a basement underneath it
8 for storage to put all of their mechanical equipment
9 and everything down there for the client and for
10 future storage for them. So we've included the site
11 plan from Govero which is -- showed the existing
12 structures, what's come down, and how we look to
13 construct the new structure for our client.

14 COMMISSIONER BOWERS: Anything else?

15 MR. GLIDEWELL: No, sir. Happy to answer
16 any questions.

17 COMMISSIONER BOWERS: Any questions for
18 this witness?

19 Any questions?

20 We may call you back, sir.

21 MR. GLIDEWELL: Thank you.

22 COMMISSIONER BOWERS: Is there anyone
23 wishing to speak in favor of this petition?

24 Anyone wishing to speak in favor of this
25 petition?

1 Anyone wishing to speak in opposition?
2 Anyone wishing to speak in opposition?
3 Would you like to say anything else?
4 MR. GLIDEWELL: I'm good. If there's any
5 questions.

6 COMMISSIONER BOWERS: Discussion among
7 commissioners?

8 If not, I'll entertain a motion.

9 COMMISSIONER SCHERRER: I make a motion
10 that CU23017 be approved.

11 COMMISSIONER SPARKS: Second.

12 COMMISSIONER BOWERS: I have a motion made
13 by Commissioner Scherrer to approve P or CU23017;
14 seconded by Commissioner Sparks.

15 All those in favor, say aye.

16 COMMISSION: Aye.

17 COMMISSIONER BOWERS: Opposed?

18 Passes unanimous.

19

20

21

22

23

24

25

1 COMMISSIONER BOWERS: Next item: Office --
2 election of officers.

3 I will entertain nominations for chair and
4 co-chair.

5 I will make a motion that Jessie Scherrer
6 be appointed chair of the Planning and Zoning
7 Commission.

8 COMMISSIONER HUSKEY: Second.

9 COMMISSIONER BOWERS: Discussion?

10 I have a motion made by Commissioner
11 Bowers; seconded by Commissioner Huskey to approve
12 Commissioner Scherrer as the next chairman of the
13 Planning and Zoning Commission.

14 All those in favor, say aye.

15 COMMISSION: Aye.

16 COMMISSIONER BOWERS: Opposed?

17 Passes unanimous.

18 COMMISSIONER SCHERRER: Gee, how lucky.

19 MS. ROESCH: What was that?

20 COMMISSIONER BOWERS: I'll entertain a
21 motion for co-chair.

22 COMMISSIONER SCHERRER: I make a motion
23 that Commissioner Bowers be vice chair or co-chair.

24 COMMISSIONER ADKINS: Second.

25 COMMISSIONER BOWERS: Discussion?

1 There's a motion made by Commissioner
2 Scherrer that Commissioner Bowers be appointed to
3 co-chair; seconded by Commissioner Adkins.

4 All those in favor, say aye.

5 COMMISSION: Aye.

6 COMMISSIONER BOWERS: Opposed?

7 Pass unanimous.

8 Commissioner Bowers is now the co-chair of
9 the Planning and Zoning Commission.

10 MR. CORDES: Vice chair.

11 COMMISSIONER BOWERS: Vice chair.

12 COMMISSIONER SCHERRER: At the next
13 meeting.

14 COMMISSIONER BOWERS: At the next meeting.

15 Vice chair, that sounds better than co-chair.

16

17

18

19

20

21

22

23

24

25

1 COMMISSIONER BOWERS: Request -- reports to
2 the Commission.

3 You're not in charge yet.

4 COMMISSIONER SCHERRER: I'm just telling
5 you we're not going to share the same chair.

6 COMMISSIONER BOWERS: Reports to the
7 Commission.

8 MR. KEHM: It feels like we're getting the
9 band back together, fellas, so that's great.

10 The next meeting is July 13th. We do have
11 items on that agenda.

12 Do we have anything for the second July
13 meeting as of yet?

14 MR. JUMP: Yes.

15 MS. ROESCH: Yes.

16 MR. KEHM: Yes, so we will be -- we will
17 have both July meetings.

18 So welcome back, Mr. Scherrer.

19 That's all I have for you tonight.

20 COMMISSIONER BOWERS: Thank you.

21 Are there any citizens wishing to be heard?

22 Any citizens wishing to be heard?

23 Please come forward. Thank you.

24 MS. SCHWARTZ POST: Good evening. My name
25 is Emily Schwartz Post and I am the Staff Vice

1 President for Public Policy at the Homebuilders
2 Association. We are a trade association made up of
3 nearly 600 members who work in all facets of the
4 residential homebuilding industry. I have been asked
5 to speak tonight by our membership regarding the time
6 allocation for applicants who appear before the
7 Planning and Zoning Commission.

8 To my knowledge, there is not a
9 jurisdiction in the St. Louis region that limits the
10 presentation time given to petitioners; however, here
11 in Jefferson County, as you're aware, your current
12 process allows a petitioner five minutes to speak. In
13 this time -- five-minute time frame, a petitioner must
14 explain their application; and if any expert
15 witnesses, such as consultants to explain storm water
16 or traffic or other key pieces of the project are
17 needed for testimony, those witness must also speak
18 during that same time minute, time frame --
19 five-minute time frame allocated for petitioner's
20 presentation. It can be very difficult, I'm told, at
21 times for an applicant to provide all the important,
22 relevant, and necessary information about a project
23 because that is sometimes quite a short amount of
24 time.

25 The HBA would like to respectfully request

1 that the Planning and Zoning Commission consider
2 increasing the time allocated for a petitioner's
3 presentation to ten minutes. We believe this
4 additional time will be a benefit to not only the
5 applicant themselves but, also, to all of you so you
6 can get all the details you need in order to make an
7 informed decision.

8 We believe this additional time will also
9 be of benefit to the public because with additional
10 time for the petitioner to present all the facts and
11 merits of their project, questions members of the
12 public may have will be answered and concerns members
13 of the public have may be eliminated or at least
14 alleviated. We think this will likely cut down on the
15 amount of time needed for additional public comment
16 about a specific application.

17 And I would like to point out that not
18 every applicant will use a full ten minutes for their
19 presentation but for projects that may be more
20 complex, having the ability to speak for additional
21 time will help greatly.

22 The HBA believes that five minutes for
23 members of the public to speak in support is still
24 sufficient but for opposition, the HBA would recommend
25 increasing the allocated time from fifteen minutes to

1 twenty minutes since a petitioner will be given five
2 extra minutes to make their presentation. And then
3 the HBA believe five -- believes five minutes should
4 still suffi -- suffice for the petitioner to rebut or
5 respond to issues raised during the public comment
6 period. If members of the Commission have questions,
7 however, the HBA would like to ask that a petitioner
8 be given all the time needed to respond to those of
9 you who may have questions.

10 Thank you for considering this request.

11 Please know that the HBA understands how valuable your
12 time is. We are not trying to extend your meetings
13 but we do want to make sure you have all the
14 information you need to make your decisions about each
15 application. And members of the HBA would be happy to
16 further discuss with you at any time. Thank you.

17 COMMISSIONER BOWERS: Thank you.

18 Are there any questions for this witness?

19 MS. SCHWARTZ POST: I brought copies of my
20 comments that I could hand out if you all wanted them.

21 COMMISSIONER BOWERS: Are you wanting to
22 enter those into -- do they need to be entered into
23 evidence?

24 MR. KEHM: They're not evidence --

25 COMMISSIONER BOWERS: Okay.

1 MR. KEHM: -- since we're not in the
2 evidence portion. Thank you.

3 COMMISSIONER BOWERS: All right.

4 MS. SCHWARTZ POST: Thank you.

5 COMMISSIONER BOWERS: Any questions?

6 Thank you.

7 COMMISSIONER SCHERRER: Not really a
8 question but just a comment. Our current structure
9 allows for five minutes for the petitioner; five
10 minutes for supporting witnesses or with -- or
11 citizens that are in favor; and then fifteen minutes
12 of uninterrupted time for people that are opposed, no
13 one person can speak for more than three minutes; and
14 then five minutes for the petitioner to come back to
15 rebuttal against what was brought up. So to say that
16 they only get five minutes is not totally accurate.

17 MS. SCHWARTZ POST: Because they get the
18 five minutes at the end, you're saying?

19 COMMISSIONER SCHERRER: No, because they
20 get an additional five minutes for engineers,
21 architects, or supporting -- or citizens that are in
22 favor of the project.

23 MS. SCHWARTZ POST: Oh, okay. I -- I was
24 not aware and I think that some of my members may not
25 be aware of that as well. I mean, I think, as you

1 know, sometimes you get big residential projects that
2 come in and I'm just -- I've heard from members over
3 the years that sometimes trying to get all of the
4 information before you all can be difficult with --
5 with the short amount of time.

6 So on the bottom of my comments there, I
7 have just like a little grid of what my understanding
8 was of your process currently and then what we're
9 asking for, so, and I -- I appreciate any
10 consideration you all would be willing to give, so.

11 COMMISSIONER BOWERS: Any other questions
12 or comments for this witness?

13 Thank you.

14 MR. KEHM: Well, what I would suggest is
15 I'll draft that up so we can see what that looks like
16 in our -- in our bylaws and I'll give you that at the
17 next meeting. We can't put it on the agenda for the
18 next meeting 'cause that's already been advertised,
19 but at least everybody could have it in front of them,
20 see how it looks in our actual bylaws, and then you
21 all can decide whether you want that on January -- or,
22 I'm sorry, January, sheesh, on the July -- the second
23 July meeting, whatever date that is, I want to say
24 it's the 27th.

25 COMMISSIONER BOWERS: Okay.

1 MR. KEHM: But I'll -- I'll have that. And
2 we can even put it in your packets for the next
3 meeting so you've got it if we discuss it at the end
4 of the meeting.

5 COMMISSIONER BOWERS: And then we'll have
6 the agenda item and we can just discuss it then?

7 MR. KEHM: We won't be able to get it on an
8 agenda --

9 (Overlapping conversation.)

10 COMMISSIONER BOWERS: When -- when we're
11 able to --

12 MR. KEHM: -- but -- but at the end of your
13 meeting under reports to the Commission, I can
14 certainly bring it up and ask what you're pleasure
15 is --

16 COMMISSIONER BOWERS: Okay.

17 MR. KEHM: -- with -- with an eye towards
18 maybe putting an amendment on the bylaws on the second
19 July meeting.

20 COMMISSIONER BOWERS: Okay. Any other
21 questions with that?

1 MR. CORDES: May of '22 is when the last
2 revision was done.

3 COMMISSIONER SCHERRER: Okay. So my math
4 and science is a little off.

5 MR. CORDES: Well, you were close.

6 MR. KEHM: You were close.

7 MR. CORDES: Yeah, it's eighteen months.

8 COMMISSIONER SCHERRER: Let me revise it,
9 within the eighteen months. So could you give us that
10 information, too, as what it was before and then what
11 we changed to as it currently is now?

12 MR. KEHM: Oh, what it was prior to the
13 last change?

14 COMMISSIONER SCHERRER: Yeah, when you put
15 that package together, could you include all that?

16 Am I asking too much?

17 MR. KEHM: I will -- I will see. You're
18 asking me to go to the vault, the history vault which
19 is usually like located like up here (indicating) and
20 nowhere else, so.

21 MR. CORDES: I've got the -- I've got a
22 copy of the January '22 bylaws, which was the -- the
23 time before that, so --

24 COMMISSIONER SCHERRER: Okay. All right.

25 MR. CORDES: -- yeah, if there's any

1 question.

2 MR. KEHM: I -- I do know that one thing
3 that we have -- that we did change, though, was on the
4 five minutes in favor, we did limit that to -- we
5 restricted that, that it could not include
6 representatives of the petitioner.

7 MR. CORDES: Correct, expressly.
8 Expressly.

9 COMMISSIONER SCHERRER: Then I was -- then
10 I was incorrect about that in my previous comments.

11 COMMISSIONER BOWERS: Oh, oh, okay. So
12 what you're saying is the -- the five minutes for --
13 for people to speak in favor cannot be coordinating
14 witnesses and things like that?

15 MR. KEHM: That's right, it's --

16 COMMISSIONER BOWERS: Okay.

17 MR. KEHM: -- it's strictly citizens,
18 neighbors, whoever it is.

19 COMMISSIONER BOWERS: Okay. All right.

20 COMMISSIONER SCHERRER: I apologize. I was
21 incorrect about that.

22 MS. SCHWARTZ POST: That's okay. I wasn't
23 sure either once you brought it up, maybe I don't
24 understand, so.

25 COMMISSIONER BOWERS: Thank you.

1 Any other comments?

2 I'll entertain a motion to adjourn.

3 COMMISSIONER SCHERRER: So moved.

4 COMMISSIONER ADKINS: Second.

5 COMMISSIONER BOWERS: I have a motion made

6 by Commissioner Scheer, seconded by Commissioner

7 Adkins, all those -- to adjourn.

8 All those in favor, say aye.

9 COMMISSION: Aye.

10 COMMISSIONER BOWERS: Opposed?

11 Passes unanimous. Meeting is adjourned.

12 [Adjourned 7:13 p.m.]

13

14

15

16

17

18

19

20

21

22

23

24

25

1 CERTIFICATE

2

3 I, JENNIFER M. JETT, a Certified Court
4 Reporter, in and for the State of Missouri, do hereby
5 certify that I was present at the time and place
6 hereinbefore set forth; that said proceedings were had
7 as appears herein; and that this is a true and
8 accurate record of said proceedings.

9

10 IN TESTIMONY WHEREOF, I have hereunto
11 subscribed my name on this 26th day of June, 2023.

12

13

14

Jennifer M. Jett

JENNIFER M. JETT, CCR
MISSOURI CCR NUMBER: 634

16

17

18

19

20

21

22

23

24

25

June 22, 2023
Jefferson County Planning and Zoning Meeting

A	adjoining	American	10:24	auxiliary
ability	15:13	24:11,16	appropriate	27:14
38:20		25:3,14	15:4 16:5	avoid 7:5
able 29:22	adopts	amount 18:14	approval	aware 37:11
42:7,11	15:15	37:23	9:11,17	40:24,25
abstention	24:10,17	38:15 41:5	13:8 16:13	aye 9:4,5,24
9:12,13	adjourn 45:2	analysis	16:18	9:25 12:3
abusive 5:14	45:7	14:24	approve 8:24	12:4 22:5
abutting	adjourned	26:20	9:2,21	22:6 33:15
15:20	45:11,12	answer 6:14	11:22 22:3	33:16
accesses	adjusted	6:25 16:20	33:13	34:14,15
23:19	20:7	32:15	34:11	35:4,5
accessory	Adkins 3:8	answered	approved	45:8,9
26:24	8:11,12	38:12	9:18 16:6	B
accommodate	9:19,23	anticipated	17:21	B 2:1,5
19:21	11:22 12:1	28:4	21:24 24:3	11:11
accurate	34:24 35:3	anxious 21:9	24:23	back 20:23
4:20 40:16	45:4,7	apart 31:12	25:17,21	25:4,9
46:8	Administ...	Apartments	26:6 28:3	31:23 32:2
acknowledge	3:3	13:20	33:10	approving
7:8	adopted 11:9	apologize	32:7,20	32:7,20
acres 13:12	11:13	19:1 44:20	36:9,18	36:9,18
23:19	42:25	Apostles	40:14	background
26:22 32:1	advertised	23:25	25:15	25:15
action 7:22	41:18	24:21 27:2	Bacon 18:4,4	18:10
7:22	age 29:7	appear 37:6	20:24 21:6	20:24
activities	4:20	appears 19:6	Bailey 18:7	21:6
4:7	8:21,24	46:7	band 36:9	21:7
actual 41:20	9:2 36:11	applicant	Barnhart	13:4,11
ADA 17:2,11	41:17 42:6	15:1 16:12	13:23	basement
26:5	42:8	17:9 37:21	26:7	32:7
add 21:5	AGREED 4:1	38:5,18	bedrooms	26:12,14
added 19:11	ahead 10:16	applicants	believe 9:9	26:12,14
adding 28:6	16:24	37:6	9:12 29:19	29:23 38:3
31:7	aisle 26:6	application	38:8 39:3	38:22 39:3
addition	alleviated	4:17,25	believes	38:22 39:3
15:17	38:14	5:6,19,21	19:18 38:4	38:22 39:3
additional	allocated	5:24 6:3,4	38:9	benefit
5:25 7:18	6:12,21	6:6,11,13	19:18 38:4	19:18 38:4
14:16 19:9	37:19 38:2	6:20,22	38:9	38:9
24:22 38:4	38:25	7:4,10,18	better 31:20	38:9
38:8,9,15	allocation	7:20,24,25	35:15	35:15
38:20	7:15 37:6	21:1 23:10	big 26:1	35:15
40:20	16:14 20:9	37:14	29:4 41:1	35:15
addition...	allow 4:9	38:16	bit 10:12	35:15
15:10	16:14 20:9	39:15	18:12	35:15
address 4:16	allowed 6:1	applicat...	23:15,15	35:15
4:22 5:2,2	37:12	4:14,15	23:21,22	35:15
6:10,19	40:9	appointed	audience 5:7	35:15
10:25 18:2	alongside	34:6 35:2	5:13	35:15
18:7 28:14	14:5	appreciate	August 11:9	35:15
30:17,23	amended	41:9		35:15
	11:14	Approach		
	amendment	42:18		

24:13	40:15	42:14	11:11	4:6 8:8,10
25:15 29:7	44:23	Certified	come 5:1	8:12,15,18
29:7 42:23	buffer 15:18	4:3 46:3	10:21 18:1	8:20,23,25
black 13:17	15:21	certify 46:5	20:11	9:1,2,3,6
blue 14:1	buffers	chair 10:22	30:16	9:9,14,16
board 23:23	15:17	34:3,6,23	32:12	9:19,20,22
boarding	building	35:10,11	36:23	9:22 10:1
24:1 27:4	14:5,6,9	35:15 36:5	40:14 41:2	11:2,19,22
body 7:10	14:11,17	chairman	comes 25:7	11:24,25
bottom 9:10	14:19,20	4:24 5:17	coming 10:5	12:1,2,5
14:4 29:15	15:8,10,25	5:23 6:9	23:23 26:6	13:1 16:21
41:6	31:3,12	6:18 9:10	29:14 30:3	16:23,24
bound 24:10	buildings	34:12	31:16	16:25 17:7
boundary	27:8,14	change 21:14	comment 6:12	17:10,12
24:10	29:20	21:15	6:21 7:12	17:13,23
Bowers 3:9	built 16:6	28:22	7:16 38:15	18:9 20:20
4:6 8:7,8	bunch 18:22	43:13 44:3	39:5 40:8	20:25
8:20 9:1,6	business	changed	comments	21:10,13
9:14,20	13:1 18:13	42:24	4:12 5:1,3	21:21,23
10:1 11:2	18:19	43:11	5:6 7:7	21:25 22:1
11:19,25	bylaws 41:16	changes 8:21	24:22	22:2,3,3,7
12:5 13:1	41:20	9:8 19:11	39:20 41:6	23:1 30:12
16:21,24	42:18	28:4	41:12	30:19,25
17:13,23	43:22	Chapter 2:6	44:10 45:1	32:14,17
18:9 20:20	C	11:12	commercial	32:22 33:6
20:25	C 2:7 3:5	charge 36:3	13:12,18	33:9,11,12
21:10,21	11:15 46:1	childcare	13:22	33:13,14
22:1,7	46:1	25:20	14:24 15:2	33:17 34:1
23:1 30:12	call 5:23,25	children	15:5 16:13	34:8,9,10
30:19,25	8:3 20:23	27:21,23	16:16	34:11,12
32:14,17	32:20	Chris 8:13	21:19,19	34:16,18
32:22 33:6	called 14:13	21:7	Commission	34:20,22
33:12,17	24:6 31:7	cisterns	1:3 3:1,7	34:23,24
34:1,9,11	Camp 23:3,20	31:11	4:8,10,13	34:25 35:1
34:16,20	25:6 28:10	citizens 4:9	4:17 5:3,5	35:2,3,6,8
34:23,25	29:17	6:10,18	5:7,11,11	35:11,12
35:2,6,8	31:25	36:21,22	5:13,21	35:14 36:1
35:11,14	care 23:6,13	40:11,21	6:5,8,10	36:4,6,20
36:1,6,20	30:8	44:17	6:13,17,19	39:17,21
39:17,21	carried 9:11	City 18:7	6:24 7:13	39:25 40:3
39:25 40:3	case 2:8	clarify	7:14,17,18	40:5,7,19
40:5 41:11	10:8 11:17	29:22	7:21 9:5	41:11,25
41:25 42:5	cases 10:16	client 30:22	9:25 11:1	42:5,10,16
42:10,16	11:7,17	31:19 32:5	11:5 12:4	42:20,22
42:20	cause 41:18	32:9,13	22:6 24:24	43:3,8,14
44:11,16	caving 31:15	close 43:5,6	33:16 34:7	43:24 44:9
44:19,25	CC2 13:23	closure 7:16	34:13,15	44:11,16
45:5,10	CCR 1:19,19	clouded	35:5,9	44:19,20
Brand 21:7	46:14,15	42:23	36:2,7	44:25 45:3
brief 5:20	center 3:3	co-chair	37:7 38:1	45:4,5,6,6
bring 42:14	27:3,3,18	34:4,21,23	39:6 42:13	45:10
brought 27:5	certainly	35:3,8,15	45:9	commissi...
31:3 39:19	certainly	Code 2:5	Commissi...	21:11 33:7

common 26:13 26:16	18:19	19:14,18	29:9	5:12
comparison 25:12	contractor 30:22	Covering 24:6 27:5	designate 7:6	distance 31:24
complete 4:17	control 29:9	27:19,20	designed 4:9	district 16:16 23:4
completed 17:15	conversa... 42:9	28:8,13	details 17:21 38:6	23:7,7,17
completion 6:3	convert 29:4	Craigshire 30:23	develop 24:14	30:8
complex 38:20	coordina... 44:13	crawl 31:6	developable 24:15	districts 24:9
compliant 17:2,11	coordina... 20:17	create 18:24	25:11	Division 2:7
concerns 38:12	copies 39:19	creating 18:15	developed 13:21	3:12 5:19
conditional 23:2,11 24:4,23 28:13 30:6	copy 43:22	Crystal 18:7	16:12	11:16
conditions 27:12 28:5 28:20	Cordes 3:17	CU23017 23:1	development 2:6 11:13	doing 31:19
confusion 18:25	35:10 43:1	23:10	13:3,8	draft 41:15
conglome... 17:18	43:5,7,21	33:10,13	14:8,22,25	drawings 18:5
consider 7:20 38:1	43:25 44:7	CUP 25:21	15:5,6,18	drive 26:6
consider... 16:17 30:5 41:10	corner 14:15	current 29:13	16:9,10,14	drop 25:13
Consider... 13:2	correct 9:13	37:11 40:8	16:15,18	Dugan 8:16
considered 19:23	9:14 21:16	currently 17:2 23:16	18:11	E
considering 39:10	44:7	41:8 43:11	21:14,17	E 2:1 3:5,5
consistent 16:15	correction 9:18,21	cut 38:14	21:20	46:1,1
consists 11:15	cost 27:7,8	D	23:18	earlier 10:6
construct 32:13	29:8 31:9	Dan 30:18,21	24:20 26:4	east 13:21
constructed 20:3	council 4:11	Danny 8:6	diagram 25:24	eastern 24:10
construc... 20:15	4:15 7:22	date 41:23	difficult 37:20 41:4	economical 32:5
consultants 6:1 37:15	7:23 8:2	dates 42:23	direct 5:6	effect 28:6
contains 16:3	23:4,17	day 3:2	5:18 7:18	effective 11:10
continue	24:24	29:21	7:19	efficient 31:19
	25:18	46:11	directed 5:14	effort 18:21
	Counsel 2:12	daycare 27:3	directly 7:20 15:9	28:14
	COUNSELOR 3:16	dead-ends 23:20	18:5	eighteen 43:7,9
	count 7:15	29:17	disabili... 23:5,12	either 10:15
	county 1:2	decade 28:9	30:7	44:23
	2:4,5 3:1	decide 41:21	discuss 39:16 42:3	Elaine 3:14
	3:2,16	decision 4:13 5:5	42:6	election 34:2
	4:11 5:14	38:7	discussed 31:25	elevation 27:11
	7:22,23	decisions 7:20 39:14	discussion 21:10,21	elevations 28:17
	8:1 11:5,9	degree 18:25	33:6 34:9	elevator 31:8
	11:11 15:3	deliberate 7:17	34:25	eliminated 38:13
	15:7 20:13	Dennis 3:13	displaced 20:4	Emily 36:25
	24:7,24	denying 7:25	disruptions	ends 31:25
	25:18	department 20:11		
	28:11,15	Description 2:3		
	37:11	design 28:23		
	46:22			
	court 4:3			
	10:11 46:3			
	cover 19:20			
	covered			

energy 31:19	expansion 14:11,12 14:17,19	26:12	form 4:18,20 4:23 7:23	Glidewell 30:18,18 30:21,21
engineers 40:20	field 19:15	formerly 26:23	forms 4:18	31:1 32:15
enter 39:22	fifteen 6:21	forth 46:6	go 10:16	32:21 33:4
entered 11:6	7:1 38:25	forward 5:2	16:24	16:24
39:22	40:11	18:1 27:5	24:16	24:16
entertain 8:22 11:20	figure 18:17	30:16	25:23 26:2	25:23
21:12,22	File 2:8	36:23	28:25	28:25
33:8 34:3	files 11:17	forwarded 7:21	43:18	43:18
34:20 45:2	final 7:22	found 31:11	going 10:6,8	going 10:6,8
equipment 18:16	7:22 19:22	foundation 31:6	10:13	10:13
19:17 32:8	finally 11:15	frame 37:13	21:18 24:5	21:18 24:5
essence 28:3	first 14:18	37:18,19	25:22	25:22
evening 3:2	29:1,14	front 4:18	28:16,25	28:16,25
3:2 10:4	32:4	14:6,17	29:2,3,15	29:2,3,15
11:7 30:6	fits 28:23	32:5 41:19	29:16	29:16
36:24	31:20	fronts 14:6	31:23 32:3	31:23 32:3
evening's 4:7	five 6:12,15	full 38:18	32:3,6,7	32:3,6,7
event 18:19	7:11 9:11	functions 26:14	gold 14:1	36:5
everybody 41:19	18:3 30:20	further 7:13	good 10:4	30:2 31:9
evidence 4:12 11:3	37:12	8:1 23:24	31:24 33:4	31:24 33:4
11:21,23	38:22 39:1	31:5 39:16	Govero 32:11	36:24
12:1 39:23	F	future 14:13	grade 32:6	36:5
39:24 40:2	F 46:1	15:10,22	graded 31:17	30:21 31:2
exactly 17:16	facets 37:3	15:23	great 19:17	31:2 36:9
Exhibit 2:4	facilities 26:18	17:17	greatly 38:21	38:21
2:5,7 11:8	facility 25:20 26:8	18:18	Greg 3:9 8:7	38:21
11:11,15	26:8,10	19:13	grid 41:7	38:21
exhibits 2:3	facts 6:2	32:10	Grocery 13:22	38:21
2:12 11:6	7:3 38:10	G	group 7:5,7	38:21
11:8	fairly 30:2	garage 31:16	7:8 23:5	38:21
existed 14:25	falling 31:12	gated 29:21	23:12 24:5	38:21
existing 14:4,6,9	favor 6:11	Gee 34:18	24:6,25	38:21
14:17,19	6:12 9:4	general 30:22	29:5 30:6	38:21
15:9,25	9:24 12:3	generally 5:25 7:23	31:2	38:21
16:4 19:25	21:1,2	13:13 14:1	grown 18:12	38:21
24:4,19,25	22:5 32:23	20:15	growth 23:18	38:21
25:16 27:8	32:24	floor 31:8	guess 29:8	38:21
28:1 31:3	33:15	floors 31:6	guys 17:1	38:21
31:13,16	34:14 35:4	folks 10:23	H	38:21
31:21	40:11,22	following 11:6 26:12	H 2:1	38:21
32:11	44:4,13	follows 5:16	hand 10:17	38:21
expand 15:1	45:8	foot 14:11	10:22	38:21
16:13	features 26:3	14:14,16		
18:18	feel 27:10	20:6		
	feels 36:8	footprint 27:14		
	feet 14:10			

39:20	honest 17:6	individuals	37:11	17:17 21:6
handle 18:23	hoping 18:17	5:25	46:22	26:17
happen 21:9	hospice 23:5	industry	Jennifer	39:11 41:1
happens 19:1	23:12 30:7	20:6 37:4	1:19 3:3	44:2
happy 16:20	hours 3:2	information	4:3 46:3	knowledge
30:11	house 24:1,6	4:11 37:22	46:14	37:8
32:15	27:4,5,19	39:14 41:4	Jessie 3:8	known 15:1
39:15	27:20 28:8	43:10	8:14 34:5	27:19
hard 19:2	28:13 29:4	informed	Jett 1:19	Krispin 3:14
26:2	31:14	38:7	3:3 4:3	13:5,6
Hastings	Huskey 3:10	installing	46:3,14	17:6,8,11
8:13	8:17,18,25	19:17	Johnathan	17:16
HBA 37:25	9:3 34:8	instances	3:9 8:9	21:17
38:22,24	34:11	7:25	Josh 3:13	Kuenzel 3:18
39:3,7,11	<hr/>	intend 27:25	Jr 3:13	<hr/>
39:15	I	28:1	July 36:10	L
heard 6:9,18	idea 10:14	intended	36:12,17	labeled
11:7,17	30:3	19:14,20	41:22,23	14:12 15:8
21:20	Identified	27:17	42:19	15:17,25
36:21,22	2:3	intensive	Jump 3:13	19:7
41:2	impact 5:8	18:14	23:8,9	Ladies 4:6
hearing 1:4	impede 16:10	intent 16:15	36:14	land 15:13
3:1 4:7,9	Imperial	interested	June 1:10	large 13:18
7:9 8:1	13:4 23:3	4:10	3:1 9:17	24:1
Heart 23:25	important	internal	46:11,22	larger 7:5,8
24:21	4:19 5:4	25:25	jurisdic...	27:13
help 18:23	37:21	26:11	37:9	Larry 3:8
38:21	improve	introduce	<hr/>	8:11
hereinbe...	18:19	5:17 11:20	K	Lastly 16:9
46:6	improvement	12:1	Karsch's	layout 25:25
hereunto	16:11	Introduc...	13:22	26:11 28:2
46:10	include	11:3	keep 19:18	left 25:24
high-impact	15:23	issues 7:12	20:14	level 31:7
15:13	43:15 44:5	15:1 24:18	Kehm 3:13	limit 6:6
hill 31:22	included	39:5	10:4,20	44:4
Hillsboro	25:19 26:5	item 4:20	11:4 36:8	limited 7:2
3:3	27:11	23:1 34:1	36:16	26:15
Historic	32:10	42:6	39:24 40:1	limits 37:9
25:18	includes	items 36:11	41:14 42:1	line 15:15
history	26:11,12	<hr/>	42:7,12,17	24:10
23:22,24	including	J	43:6,12,17	lines 15:20
43:18	26:5 27:14	J 3:13	44:2,15,17	little 10:12
home 23:5,12	incorpor...	Jalesia 3:18	key 37:16	20:7 23:15
24:5,25	27:11	January	kind 14:15	23:15,21
25:20 29:5	28:19	41:21,22	25:7,9,11	23:22
30:7	incorrect	43:22	25:23 26:2	24:13
home-sch...	44:10,21	Jasha 3:18	26:2,15,17	25:15 28:6
27:24	increasing	Jason 3:17	28:18,20	29:7,7
Homebuil...	38:2,25	Jefferson	29:5,6,11	41:7 42:23
37:1	indicating	1:2 2:4,5	kitchen	43:4
homebuil...	43:19	3:1,2 11:9	26:18	located 4:18
37:4	individual	11:11 15:7	knew 19:4	13:3,10,13
homes 30:2	4:16	28:11	know 7:3	23:3 26:24

43:19	maximum	38:25 39:1	46:11	occurred
location	18:18	39:2,3	narrative	24:21
15:4 27:21	mean 21:15	40:9,10,11	27:7	office 26:16
28:10,11	28:21	40:13,14	nearly 28:9	34:1
look 13:16	40:25	40:16,18	37:3	officers
13:25 17:6	mechanical	40:20 44:4	necessary	34:2
31:3 32:12	32:8	44:12	37:22	offices
looked 29:12	meet 16:4,7	Mississippi	need 28:14	26:14
looking	17:14,20	24:12	38:6 39:14	Official 2:4
31:18	17:22	Missouri 1:2	39:22	11:8
looks 41:15	meeting 1:4	1:19 2:4	needed 37:17	oh 40:23
41:20	3:1 4:2	3:3 11:9	38:15 39:8	43:12
lot 13:18	5:15 8:3	18:8 30:24	needing	44:11,11
14:18	10:5 35:13	46:4,15	18:22	okay 16:24
15:24 16:2	35:14	mixed 13:19	needs 10:9	17:7,10
25:9 29:23	36:10,13	MO-CCR 3:3	28:20	18:4 39:25
31:20	41:17,18	modifica...	neighbor...	40:23
lots 18:13	41:23 42:3	14:22 16:7	28:23 30:1	41:25
18:15	42:4,13,19	18:23	neighbors	42:16,20
19:16,16	45:11	MoDOT 15:3	44:18	43:3,24
30:2 31:8	46:22	money 31:10	new 13:1	44:11,16
Louis 30:23	meetings	Montebello	14:18 20:1	44:19,22
37:9	36:17	23:3,20	27:9,25	old 13:3
lucky 34:18	39:12	25:6,8	28:17 29:9	14:7 29:3
<hr/>	members 5:4	28:10	31:18	31:6
M	5:10 6:4	29:17	32:13	on-site 17:1
M 1:19 3:3	11:4 37:3	31:25	nominations	once 10:4,11
4:3 13:4	38:11,12	months 43:7	34:3	44:23
13:11,23	38:23 39:6	43:9	nonresid...	operate
14:7 46:3	39:15	more-inf...	15:20	31:20
46:14	40:24 41:2	4:13	normal 16:10	operated
Madam 8:4	membership	motion 8:22	20:5	24:6
main 27:12	37:5	8:23 9:1	north 13:18	operating
maintained	mentioned	9:11,16,20	24:9 31:22	28:9
4:21 15:3	10:6	11:20,22	northeast	operation
15:4,19,21	merits 38:11	11:25	14:15	15:2
maintenance	middle 26:17	21:12,22	northwest	opposed 6:19
26:7	Mike 3:10	21:23 22:1	14:15	9:6 10:1
making 4:13	8:17	33:8,9,12	19:14	12:5 22:7
4:14	Milling	34:5,10,21	note 9:15	33:17
manufact...	24:11,16	34:22 35:1	number 1:19	34:16 35:6
15:6	25:3	45:2,5	4:20 5:18	40:12
manufact...	Millings	move 27:25	11:14 16:5	45:10
18:16 19:8	25:14	28:1	46:15	opposition
map 13:16,25	mind 10:21	moved 45:3	6:22 21:3	6:22
25:1,10	minute 37:18	<hr/>	21:4 33:1	21:4
Maple 3:3	minutes 6:12	N	33:2 38:24	33:1
master 2:4	6:16,21,23	N 3:5	order 2:6	33:2
11:8 15:7	7:1,11 9:8	name 4:22	8:3 11:13	38:6
19:3	9:17,21	5:2,18	16:1 24:18	orderly
materials	18:3 30:20	10:24 18:1	38:6	16:10
28:21	37:12 38:3	18:4 30:17		
math 43:3	38:18,22	36:24		

orders 13:14	28:2	petitioners	9:15,15	proceed 7:19
ordinance	part 7:5	37:10	10:16 18:1	proceedings
7:24	10:7 16:2	phase 15:23	30:16,16	46:6,8
Ordinances	19:5 32:5	16:2	36:23	process
2:6 11:11	32:6,7	phases 14:13	39:11	37:12 41:8
organiza...	partake	15:22 16:1	pleasure	production
27:19 28:8	27:22	16:8	42:14	18:24
28:12	particular	photos 14:3	podium 10:24	program
original	18:13 20:6	29:1,1,2,5	point 14:21	27:22,23
31:4	parties 4:2	piece 25:1	23:24	prohibitive
outbursts	4:10 20:12	pieces 37:16	38:17	27:9 31:9
5:12	party 5:24	Pines 13:20	Policy 37:1	project 5:17
outlined	Pass 35:7	Piros 13:3,9	pool 31:13	5:22 24:5
13:17	Passes 9:7	16:19 18:6	31:14	27:9 28:2
overall 26:1	10:2 12:6	18:12	poor 31:13	31:2,18
27:13	22:8 33:18	place 4:19	portion	37:16,22
overgrown	34:17	19:4,25	13:13	38:11
29:18	45:11	46:5	15:12 40:2	40:22
Overlapping	PC23015 13:2	places 20:6	portions	projects
42:9	13:7 21:24	plan 2:4	26:25	38:19 41:1
overview	22:4	11:8 13:3	Post 36:24	prop 23:21
5:21	people 10:10	13:8 14:9	36:25	properties
owned 23:24	40:12	14:23 15:6	24:11	24:11
24:11,21	44:13	15:7,18	28:24	28:24
25:3 27:2	period 6:2	16:9,18	property	13:10,11
owners 18:6	7:12,16	19:3,12	13:13,15	13:13,15
20:13 21:7	39:6	20:8,12	13:17 14:3	13:17 14:3
28:7	permit 23:2	21:14,14	prepared 7:3	14:16
	23:11 24:4	21:18,20	present 5:19	15:11,12
P	24:23	23:18 24:3	5:20 17:25	15:13,14
P 3:5,5 13:2	28:13 30:6	24:23	30:15	15:15,16
33:13	person 40:13	25:15,17	38:10 46:5	15:19,20
p.m 1:11	persons 23:5	25:19,22	presenta...	16:11,12
45:12	23:12 30:7	26:1 31:4	6:2,4	23:16,20
package	petition	31:7 32:11	37:10,20	23:22 24:3
43:15	27:6,15	planned	38:3,19	24:8,13,14
packets 42:2	29:3 32:23	13:12,17	39:2	24:16 25:2
Page 2:4,5,7	32:25	13:19,21	President	25:3,4,7
parcel 23:2	petitioner	16:16	37:1	25:14,19
parking 14:5	5:23,25	18:11	pretty 24:15	26:7,20,25
14:14,18	6:5 7:11	21:18,19	previous	27:1,1,10
14:20	7:13 13:7	2:7 3:1,7	24:10	27:17,21
15:10,23	17:25	3:12 4:8	previously	27:24 28:5
15:24,24	29:22	5:3,5,10	26:24 27:1	28:7 29:4
16:2,3,4,7	30:15	5:19 7:21	29:12	29:16,18
17:3,14,17	37:12,13	11:4,16	primary	30:4 31:20
17:20	38:10 39:1	24:24	23:17	32:1
19:12,13	39:4,7	25:18 34:6	print 4:22	proposal
19:15,21	40:9,14	34:13 35:9	44:6	27:13,25
19:25 20:1	44:6	37:7 38:1	printed 8:24	28:12
20:2,4,5,8	petition...	46:22	prior 43:12	proposed
20:9,11	23:11	please 8:4	20:10	14:11 15:5
26:3,4	37:19 38:2			

15:8, 22	42:21	reduce 5:8	39:10	13:8 14:8
16:2, 4, 14	quick 16:25	regarding	requested	14:22 15:6
17:14, 19	25:23, 24	7:4, 10	14:22 16:7	16:18
19:10	29:1	37:5	18:10	21:17, 19
25:17 26:4	quite 18:12	region 28:15	requesting	revision
27:16 28:9	37:23	37:9	13:8	18:11 43:2
28:18	quorum 8:19	regulations	require 19:9	right 10:16
proposing	<hr/>	17:2	20:10, 17	10:17, 23
27:20	R	relative	required	13:21
provide 4:10	R 3:5 46:1	4:13 5:22	4:22 5:1	14:10
5:1, 2 7:7	R20 23:6, 14	6:6	15:14	25:25
37:21	23:16	relatively	requirem...	29:19
providing	26:21 30:8	24:14	16:8 17:22	31:21 40:3
15:4	R40 13:24	25:12	requires	43:24
public 1:4	23:7, 14, 16	relevant	18:15	44:15, 19
3:1 4:7, 9	26:21 30:9	37:22	residence	River 24:12
6:12, 21	Rachel 3:14	remain 14:9	27:18	river's 25:3
7:9, 9 8:1	railroad	14:20	resident	road 13:4, 4
37:1 38:9	24:17 25:2	27:12	26:13	13:11 14:7
38:12, 13	25:13	remaining	residential	18:7 23:3
38:15, 23	raise 10:17	26:25	13:19, 19	23:19, 20
39:5	raised 7:12	remarks 11:1	13:24 23:6	25:6, 8
PUD 13:23	39:5	remember 5:4	23:13, 14	28:10
pursued	ranch-style	reminder	24:2, 9	29:14, 15
28:14	28:19	18:3 30:19	25:6 26:21	29:17
put 32:8	rate 32:4	renovate	26:22, 23	30:23
41:17 42:2	ratios 20:5	31:4	27:10 30:2	31:25
43:14	ready 19:5	renovating	30:9, 10	roads 30:3
putting	real 25:23	27:8	37:4 41:1	roadway 15:3
42:18	29:1	repetition	resident...	15:4
<hr/>	really 25:13	7:5	15:15	Roesch 3:14
question	31:12, 23	report 2:8	resolution	8:6, 9, 11
5:11, 22	40:7	17:13	7:24	8:13, 16, 19
6:24 7:13	rear 14:4, 12	Reporter 4:4	respectf...	10:19
17:1, 9	14:18 15:9	46:4	37:25	34:19
25:2 40:8	15:11 20:2	reports	respective	36:15
42:22 44:1	reason 19:10	11:16 36:1	2:8 11:17	roll 8:5
questions	20:1	36:6 42:13	respond 7:12	room 4:19
6:5, 7, 8, 13	rebut 39:4	represent	7:14 39:5	roughly
6:15, 17, 25	rebuttal	4:7	39:8	13:11
7:14, 19	40:15	represen...	Responding	14:14
16:20, 22	recognize	29:11	5:7	rules 18:22
17:24	10:22	represen...	26:8	20:18
20:19, 21	20:15	44:6	restricted	run 24:5
20:22	recommend	represents	44:5	rundown
30:11, 13	7:3, 4	7:8	result 18:12	25:24 29:6
30:14	38:24	request 13:2	retained	<hr/>
32:16, 17	recommen...	16:18 23:2	2:12	S
32:19 33:5	4:15	23:11	retreat 27:3	
38:11 39:6	record 4:21	28:12 36:1	review 20:11	
39:9, 18	4:21 10:8	37:25	revise 43:8	
40:5 41:11	11:6 46:8		sat 24:2	
	red 14:1		revised 13:2	
			31:21	

satisfy	10:19	32:15,20	32:23,24	starts 25:13
20:12	see 10:10	site 13:20	33:1,2	state 10:24
saw 29:10	17:5 21:9	15:2 18:19	37:5,12,17	10:24,25
saying 17:14	25:11 26:2	21:14 26:1	38:20,23	13:4,11
17:17	29:2,5	26:1 29:14	40:13	14:7 18:1
40:18	31:24	29:20	44:13	30:16 46:4
44:12	41:15,20	32:10	speaker 4:19	stated 16:15
says 9:10	43:17	situated	5:11 6:14	statement
schedule	seeking 15:1	15:2	6:22,24	5:9
19:2	16:13	six 9:12	7:7 10:22	steep 24:15
Scheer 45:6	seeks 27:9	size 13:12	speakers	Steve 18:4
Scherrer 3:8	separate	23:19	6:14,25	stick 28:21
8:14,15,23	19:23	26:22	7:3	STIPULATED
9:2,9,16	serviced	sized 30:2	speaking	4:1
9:22 11:24	31:14	slab 32:6	10:7,9,14	stone 31:6
12:2 21:13	servicing	slide 29:14	special 23:6	32:3
21:23 22:2	19:16	29:25	23:13 30:8	Stoney 13:20
33:9,13	set 28:16	slides 29:10	specific	storage
34:5,12,18	46:6	29:13	4:17,25	18:15 19:8
34:22 35:2	settled	slightly	38:16	32:8,10
35:12 36:4	31:22	27:13	specific...	Store 13:22
36:18 40:7	shaft 31:8	slip 10:22	11:12	storm 37:15
40:19	share 36:5	smaller	27:20	stream 13:14
42:22 43:3	shared 26:13	27:15	speed 10:12	24:18
43:8,14,24	shed 26:7	sole 7:9	split-zone	street 3:3
44:9,20	sheesh 41:22	sorry 14:15	23:13 30:8	31:24
45:3	short 37:23	15:23	split-zoned	strictly
Schwartz	41:5	41:22	26:21	44:17
36:24,25	shorthand	sort 25:12	spoken 21:8	strongly 7:2
39:19 40:4	4:3	25:24 26:1	spokespe...	structure
40:17,23	show 14:4	26:16	7:6	5:15 14:14
44:22	28:16	28:17,22	sprawling	15:24
science 43:4	showed 32:11	29:6,18,25	28:18	17:17,20
scope 28:2	showing 20:1	30:3	square 14:10	19:11,13
screening	29:7	sounds 35:15	14:11,14	19:19 24:2
15:14	shown 19:7	south 20:2	14:16 20:6	24:4,25
seat 10:21	sic 9:12	24:9	26:11	25:16
second 8:25	28:5	space 17:4	St 30:23	26:23
9:19 11:24	side 14:20	18:16,24	37:9	27:12 28:1
21:25	siding 32:4	18:24 31:6	staff 2:8	28:19 31:5
28:11 31:8	sign 4:22	spaces 16:3	3:12 5:14	31:13,21
33:11 34:8	15:6	16:5 17:18	5:18,20,22	32:13 40:8
34:24	signs 13:3,9	26:5,5,13	7:19 11:16	structures
36:12	16:19 18:6	Sparks 3:9	16:22	26:24 27:6
41:22	18:12,15	8:9,10	17:24 19:9	28:17
42:18 45:4	single-f...	16:23,25	26:14	29:23
seconded 9:3	13:24 23:6	17:7,10,12	27:11	31:16
9:22 12:2	23:7,13,14	21:25 22:3	30:13,14	32:12
22:2 33:14	25:5 26:21	33:11,14	36:25	stuff 26:18
34:11 35:3	26:22 30:1	speak 4:25	stair 31:7	style 27:10
45:6	30:9,9	6:22,23	stand 10:16	28:22
secretary	sir 11:2,19	10:13,15	starting	subject
8:4 10:17	18:9 20:23	21:1,2,3,4	29:6	13:10,17

14:3 15:13	29:21	43:23 46:5	24:2 31:21	uses 28:6
15:15	technically	times 11:14	typewriting	usually
23:16 24:8	21:18	27:4 37:21	4:4	43:19
26:20 28:5	telling 36:4	told 37:20	<hr/>	utilize 27:6
submitted	ten 26:12	tolerate	U	<hr/>
5:24 14:8	38:3,18	5:12,13	UDO 16:7	V
25:22 27:7	testimony	tonight 10:5	17:22	vacated 24:2
subscribed	4:12 10:7	10:13	ultimate	valuable
46:11	10:9 37:17	11:18	20:8	39:11
subtracted	46:10	16:17 31:2	ultimately	various 27:4
6:15 7:1	thank 8:20	36:19 37:5	4:11	vault 43:18
suburban	10:5,20	top 31:21	unanimous	43:18
23:18	11:2,19	topography	9:7 10:2	vegetation
suffi 39:4	13:6 17:12	13:25	12:6 22:8	24:19
suffice 39:4	17:23 18:9	24:15	33:18	vehicle 16:3
sufficient	20:23,24	25:10	34:17 35:7	vehicles
38:24	23:9 30:12	torn 29:19	45:11	19:15,20
suggest 7:6	30:25 31:1	29:23	unchanged	verbal 5:12
41:14	32:21	total 6:11	28:3	5:13
support	36:20,23	6:20	unclear 16:1	vice 34:23
26:14,16	39:10,16	totally	16:3	35:10,11
38:23	39:17 40:2	40:16	underneath	35:15
supporting	40:4,6	towers 31:7	31:11 32:7	36:25
6:1 40:10	41:13	Township	understand	<hr/>
40:21	44:25	13:4 23:4	18:17	W
sure 17:8,19	thing 44:2	trade 37:2	20:16	want 10:15
39:13	things 18:19	traffic 28:5	44:24	39:13
44:23	25:9 28:21	37:16	understa...	41:21,23
surrounded	31:8 44:14	transcribed	41:7	wanted 19:4
24:8	think 29:8	4:4	understands	29:10
surrounding	38:14	traverse	39:11	39:20
6:3 16:11	40:24,25	13:14	undertake	wanting
28:7,24	42:24	treatment	19:5	39:21
30:1,4	thinking	27:18,22	undertaken	wasn't 44:22
swear 10:10	10:14	27:23	19:24	wastes 5:8
10:18	third 19:23	tried 20:9	undeveloped	water 37:15
Swearing	three 6:23	20:14	15:12	way 19:21
10:3	40:13	trucks 19:16	29:19	25:7
switched	Tim 8:16	46:7	Unified 2:6	we'll 26:2
29:9	time 5:8 6:6	trying 39:12	11:12	42:5
sworn 10:10	6:14,24	41:3	uninterr...	we're 28:25
10:19,25	7:2,14,15	tucked 25:9	6:2 40:12	30:22
18:2,8	10:11 24:7	32:2	unvegetated	31:18,24
30:17,24	31:1 37:5	Tuggle 8:6	24:20	36:5,8
	37:10,13	TV 10:11	use 15:5	40:1 41:8
T	37:13,18	twenty 39:1	16:13 23:2	42:10
T 2:1 46:1,1	37:18,19	two 10:16,23	23:11 24:4	we've 20:8,8
take 7:23	37:24 38:2	24:4,23,25	24:16,17	28:19
8:4 19:25	38:4,8,10	25:16,17	25:19	32:10
30:11	38:15,21	26:15,23	27:21	weather
taken 4:2	38:25 39:8	29:18,20	28:13 29:3	19:19
20:2 31:17	39:12,16	two-story	30:6 38:18	welcome
talking	40:12 41:5			36:18

west 13:23 24:10 26:3	z	2018 23:23 24:3,25 25:16,17 25:19 27:6 27:15,16 28:3 29:2 29:12	9
western 15:11,14	zero 9:11,13	2023 1:10 3:1 9:17 46:11,22	
WHEREOF 46:10	zone 16:16 21:14,15 23:6,7 24:9	2060 30:23 22 1:10 3:1 43:1,22 46:22	
willing 41:10	zoned 13:12 13:17 15:16 23:16 25:5	26th 46:11 27th 41:24 28 16:3 29 26:4	
Windsor 23:4	zoning 1:3 3:1,7 4:8 5:3,5,10 7:21 11:5	2nd 11:10,14	
wings 26:15	13:16 15:20 24:24 25:1 25:18 34:6		3
wise 18:20	34:13 35:9		
wishing 4:16 4:25 5:1 6:10,19 21:1,2,3,4 32:23,24 33:1,2 36:21,22	37:7 38:1 46:22		4
witness 20:21 32:18 37:17 39:18 41:12	0		
witnesses 10:3,19 37:15 40:10 44:14	1	4 23:4,17 4.85 13:12	
wooded 27:1	1 14:12 15:9 19:7	400 2:6 11:12	
woods 31:23 32:2	10-foot 15:21		5
work 18:13 18:14 19:20 37:3	100 18:7 100- 14:1 11 2:4,5,7 12,000 14:11 14:14,16	500-year 14:2	
worked 18:5	13th 36:10 16 32:1 16,000 14:10 16.6 23:19 26:22		6
working 30:22	17,237 26:11 1818 13:3,10 1969 27:2	6:30 1:11 3:2 600 37:3 63050 3:3 63146 30:24 634 1:19 46:15 67 25:5 67's 25:7 6th 11:9	
	2		7
yeah 43:7,14 43:25	2 15:25 16:2 16:5 19:24	7:13 3:2 45:12 729 3:3	
year 42:24	20:3		
yearlong 27:22	20-foot		8
years 14:25 31:15 41:3	15:18 26:6	8 9:17 800 23:3	
youth 27:18 27:22,23	2003 11:10 2008 11:10 11:14 25:21	28:10	